

McCARTHY

CENTER

840 N. McCarthy Blvd.

MILPITAS, CA
STAND-ALONE R&D BUILDING
±62,874 SF

FULL BUILDING AVAILABILITY
WITH TREMENDOUS I-880 SIGNAGE



OVERVIEW

WORKPLACE

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: Open-air gathering areas with barbecue stations and shaded seating
- Kinetic Fitness: Private fitness center with state-of-the-art equipment and group classes
- The Eatery: On-site dining featuring fresh made-to-order options for breakfast or lunch
- Venue: Three tech-enabled conference rooms with available lounge and kitchenette
- EV charging
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby



WORKPLACE Amenities

ON-SITE CONVENIENCES

- The Eatery, on-site dining
- Venue Meetings & Events
- UPS and FedEx drop boxes
- EV Charging

THE COMMONS

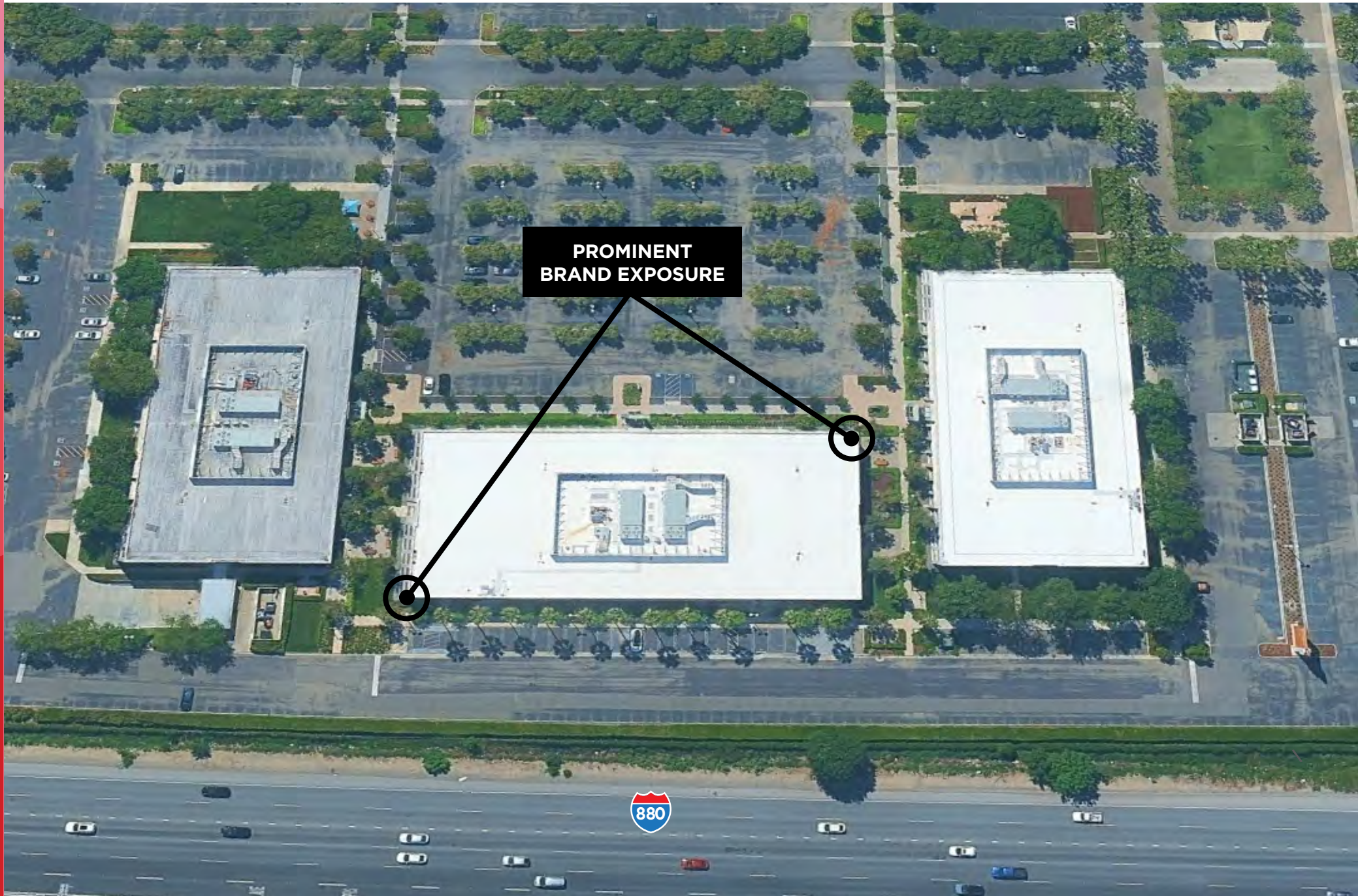
- Open-air gathering areas with shaded seating
- Bocce ball court
- Barbecue stations

KINETIC

- Private Fitness center
- Basketball court
- Volleyball court
- Walking paths



PREMIUM Signage Opportunity



INTERIOR Photos

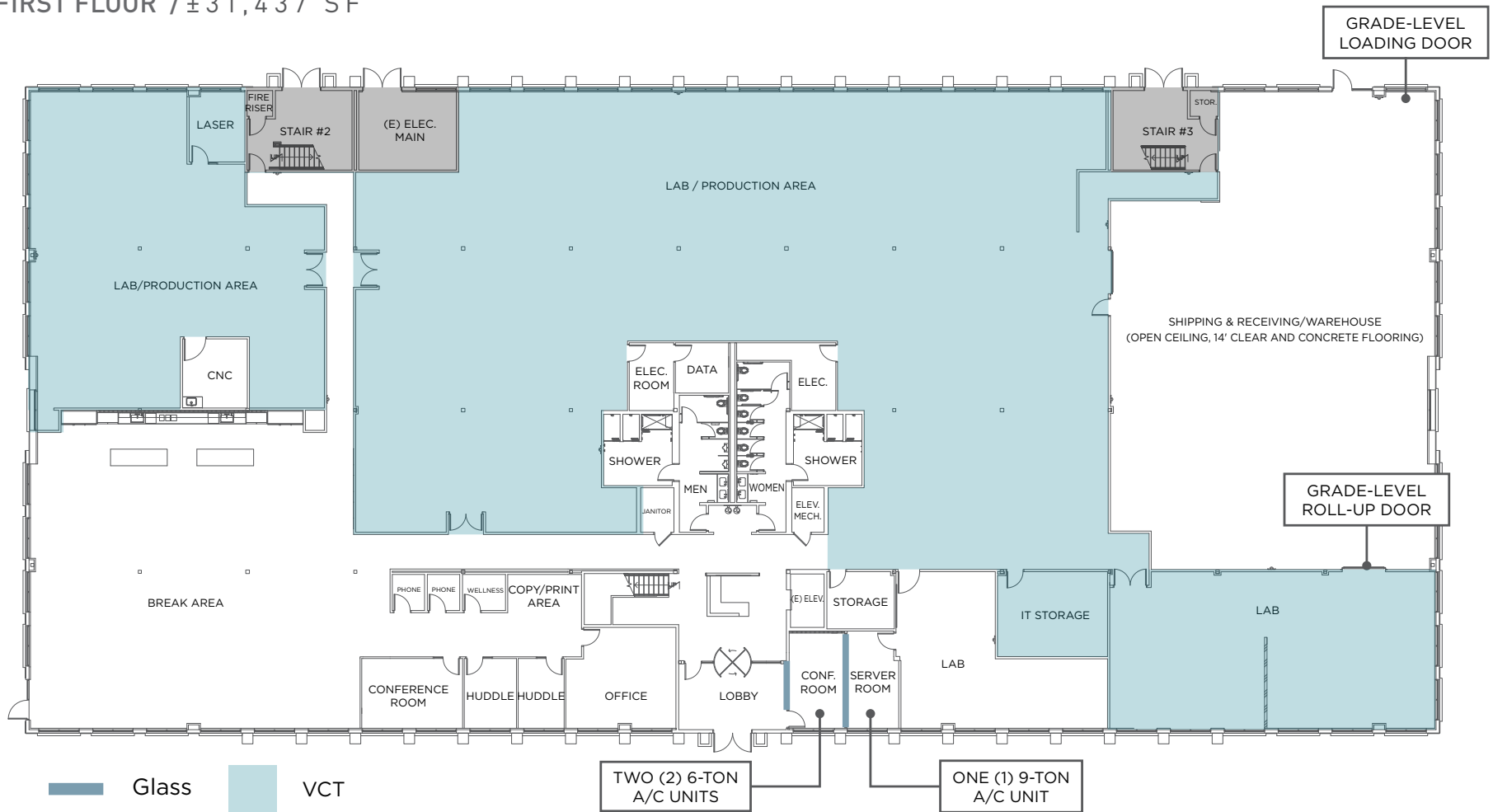


WAREHOUSE with Roll-up Door



FLOOR Plan

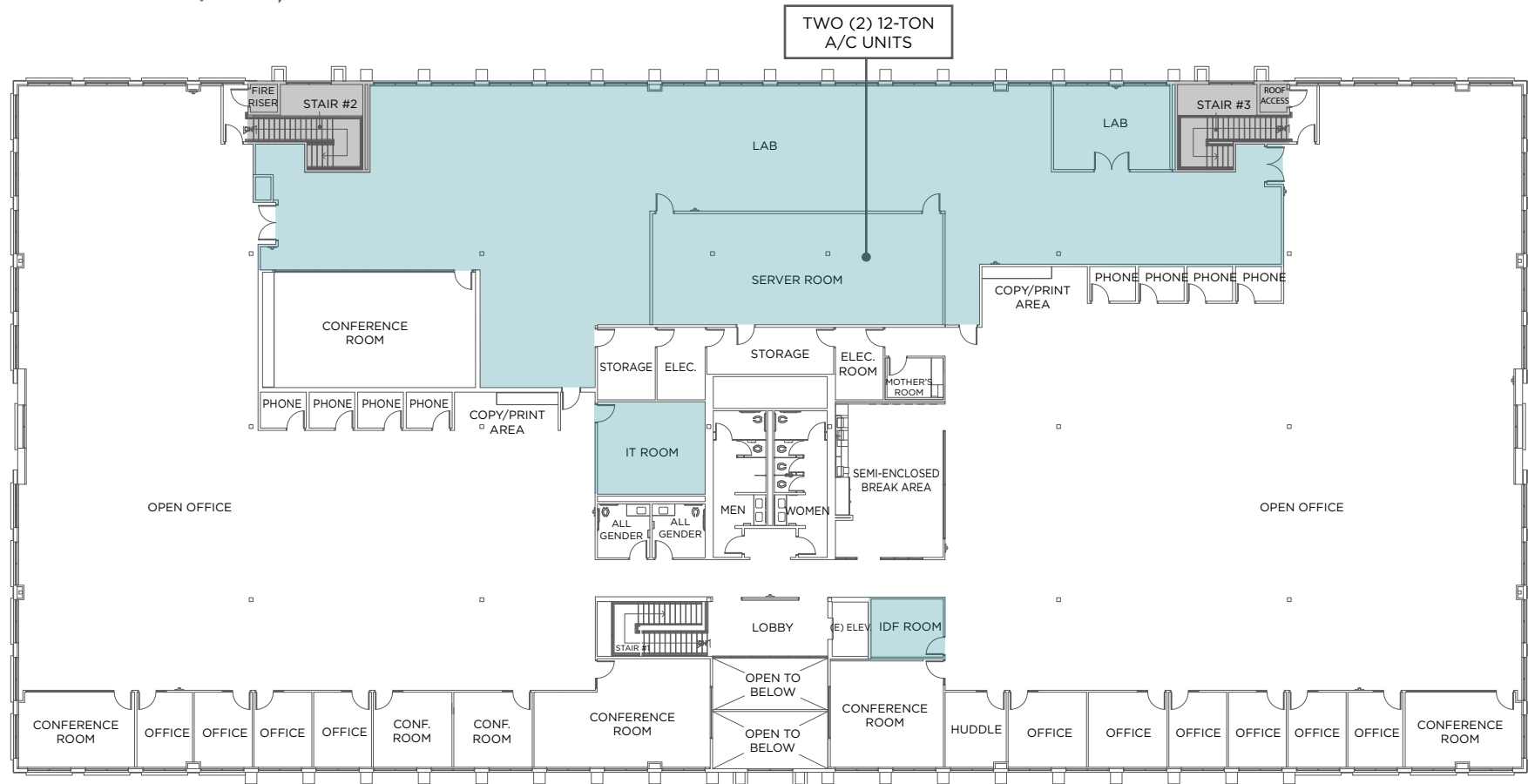
840 N. MCCARTHY BLVD., MILPITAS
FIRST FLOOR / ± 31,437 SF



- Large private office
- Break area
- Large lab with 1 data and 2 electrical rooms
- Shipping & receiving/warehouse with grade-level loading capacity
- 2 Conference rooms
- Wellness room
- 1 Lab with storage room and private room with sink
- Open workspace (semi-enclosed)
- Lobby area
- Server room
- Set of restrooms with showers
- Direct access to exterior furnished patio
- 2 Huddle rooms
- 2 Storage rooms
- Copy area
- 2 Phone rooms
- Copy area

FLOOR Plan

840 N. MCCARTHY BLVD., MILPITAS
SECOND FLOOR / ± 31,437 SF



VCT

- 10 Private offices
- 7 Conference rooms
- Lobby area
- Semi-enclosed break room
- 8 Phone rooms
- Huddle room
- Enclosed lab workspace with 1 interior lab and 1 server room
- Mother's room
- 2 Storage rooms
- 2 IT rooms
- 2 Electrical rooms
- Set of restrooms
- Set of gender neutral restrooms
- Open workspace



McCARTHY CENTER

Area Map

Be where teams want to work with convenient access to Highway 237 and Interstate 880, resort-style living at North Park, and dining, retail and entertainment at McCarthy Ranch Marketplace.



266

APARTMENT
COMMUNITIES



233

ENTERTAINMENT
VENUES



46

FITNESS
CENTERS



81

HOTELS



722

RESTAURANTS



1,120

RETAIL
SHOPS

WITHIN A 5-MILE RADIUS

WE CREATE PLACES THAT Bring People Together to Succeed

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

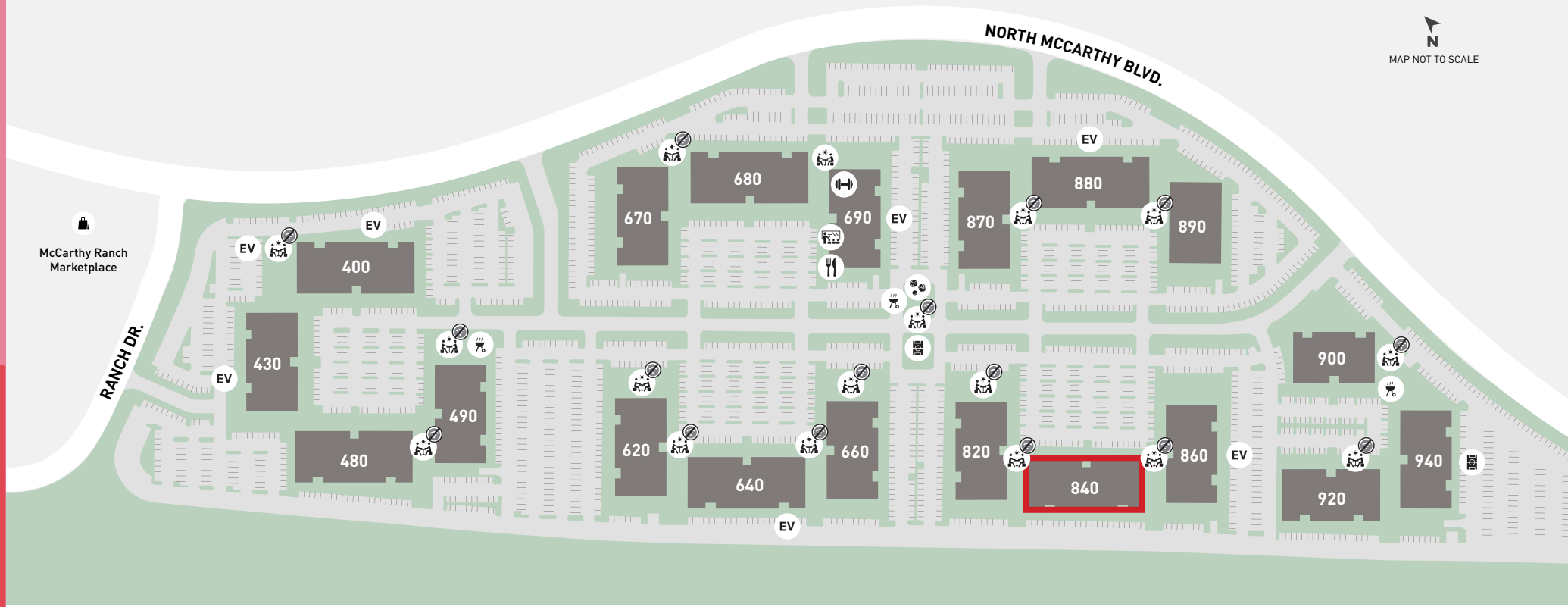
Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





- BARBECUE
- BOCCE BALL
- CAFE/
RESTAURANT
- CONFERENCE
CENTER
- EV
CHARGING
- FITNESS
- OUTDOOR
WORKSPACE
(NO WIFI)
- OUTDOOR
WORKSPACE
(WIFI-ENABLED)
- RETAIL
- SPORTS
COURT

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